

Exhibit A
Zoning Map

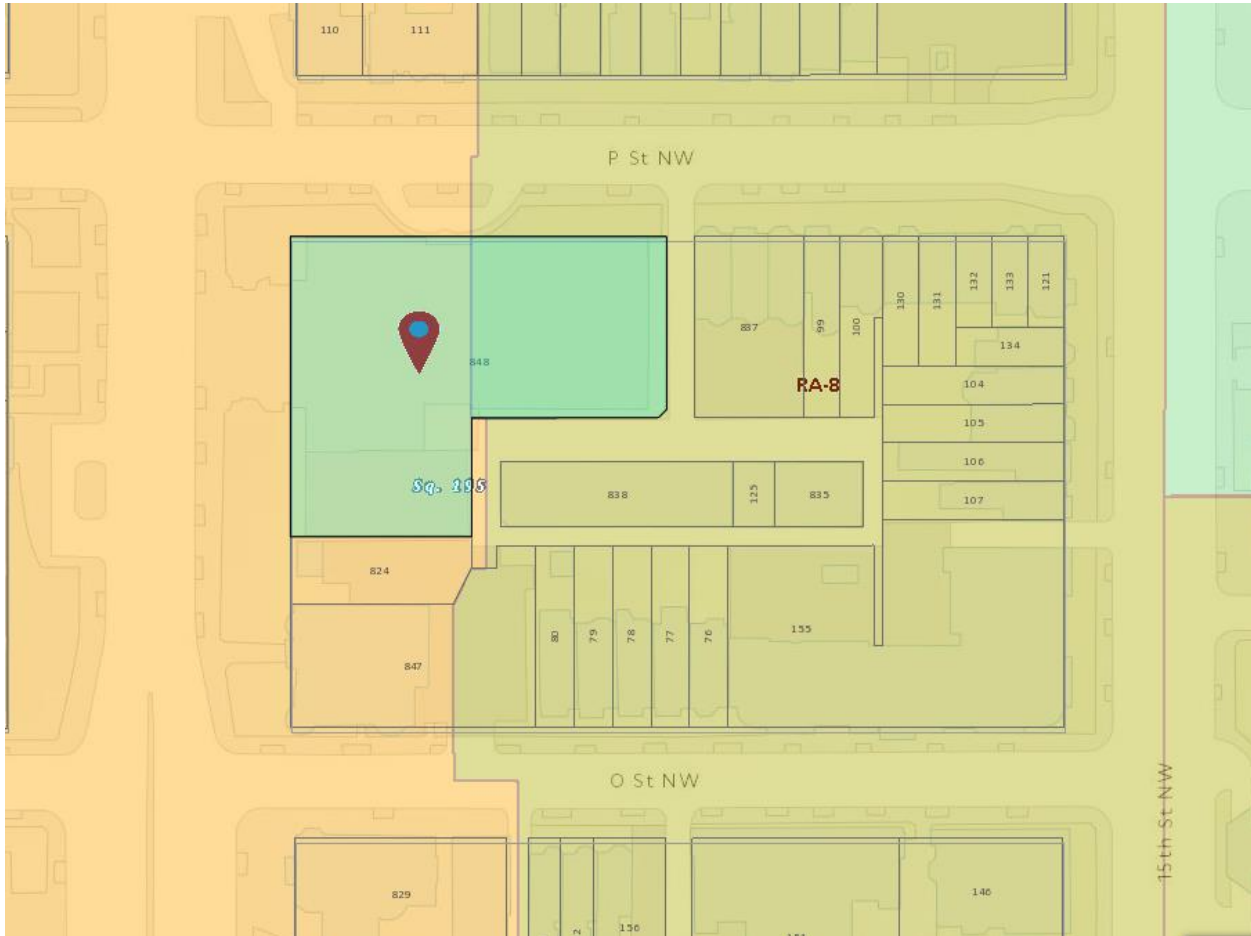


Exhibit B

Certificate of Occupancy

Form EO-P-001 7 1975

RECEIVED

ICATE OF OCCUPANCY No. B 91527

Washington, D.C., FEB. 6, 1975

Permission is hereby granted to CARNEGIE INSTITUTION OF WASHINGTON

to use the ALL floor(s) of the building located on Lot 827, 828, 94, 832
839, 831, 91 Square 195

known as premises 1530 P STREET, N. W. for the following

purpose(s): ADMINISTRATION OFFICE OF A NONPROFIT EDUCATIONAL ORGANIZATION
(NOT A BUSINESS)

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated,
ONLY for the premises, or part thereof, and for the purpose(s), indicated
above, and IS NOT TRANSFERABLE to another person or premises under ANY
conditions. ANY CHANGE in the type of business, ownership of business, or
part of premises used therefor, will render this Certificate VOID and a NEW
Certificate must be obtained.

DEPT. OF ECONOMIC DEVELOPMENT, GOV'T. OF DIST. OF COL.

ZONE SP FEE \$ 16.00

Chief, Permit Branch
By VERONICA STUBBS
Permit Clerk

Exhibit C

2018 BZA Order

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 19664 of The Carnegie Institution for Science, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle C § 1504 from the penthouse screening requirements of Subtitle C § 1500.6, to permit renovations to the existing office building in the MU-15 and RA-8 Zones at premises 1530 P Street N.W. (Square 195, Lot 848).

HEARING DATE: January 31, 2018
DECISION DATE: January 31, 2018

SUMMARY ORDER

SELF-CERTIFICATION

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR Subtitle Y § 300.6. (Exhibit 17 (Revised); Exhibit 5 (Original).) In granting the certified relief, the Board of Zoning Adjustment ("Board" or "BZA") made no finding that the relief is either necessary or sufficient. Instead, the Board expects the Zoning Administrator to undertake a thorough and independent review of the building permit and certificate of occupancy applications filed for this project and to deny any application for which additional or different zoning relief is needed.

The Board provided proper and timely notice of the public hearing on this application by publication in the *D.C. Register* and by mail to Advisory Neighborhood Commission ("ANC") 2B and to owners of property located within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 2B, which is automatically a party to this application. The ANC submitted a resolution recommending approval of the application. The ANC's resolution indicated that at a regularly scheduled, properly noticed public meeting on January 10, 2018, at which a quorum was present, the ANC voted 9-0-0 to support the application. (Exhibit 35.)

The Office of Planning ("OP") submitted a timely report dated January 19, 2018, in support of the application. (Exhibit 33.) The District Department of Transportation ("DDOT") submitted a timely report, dated January 17, 2018, expressing no objection to the approval of the application. (Exhibit 32.)

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO. 19664
EXHIBIT NO.37

BZA APPLICATION NO. 19664
PAGE NO. 2

As directed by 11 DCMR Subtitle X § 901.3, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to Subtitle X § 901.2, for a special exception under Subtitle C § 1504 from the penthouse screening requirements of Subtitle C § 1500.6, to permit renovations to the existing office building in the MU-15 and RA-8 Zones. No parties appeared at the public hearing in opposition to this application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP and ANC reports, the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR Subtitle X § 901.2, and Subtitle C §§ 1504 and 1500.6, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Pursuant to 11 DCMR Subtitle Y § 101.9, the Board has determined to waive the requirement of 11 DCMR Subtitle Y § 604.3, that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party and is appropriate in this case.

It is therefore **ORDERED** that this application is hereby **GRANTED AND, PURSUANT TO SUBTITLE Y § 604.10, SUBJECT TO THE APPROVED PLANS AT EXHIBIT 6.**

VOTE: **4-0-1** (Frederick L. Hill, Carlton E. Hart, Lesylleé M. White, and Peter G. May to APPROVE; one Board seat vacant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

A majority of the Board members approved the issuance of this order.

ATTESTED BY:


SARA A. BARDIN

Director, Office of Zoning

FINAL DATE OF ORDER: February 2, 2018

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

BZA APPLICATION NO. 19664
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PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.14, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.

Exhibit D

U.S. Department of State Letters and Diplomatic Note



United States Department of State

Washington, D.C. 20520

July 14, 2020

REF 20-995

Ms. Ida Williams
Recorder of Deeds
1101 4th Street, SW, Suite 500W
Washington, DC 20024

Dear Ms. Williams:

The Department of State's Office of Foreign Missions (OFM) has approved the purchase of the property located at 1530 P Street, NW, Washington, DC 20005, by the Government of the State of Qatar, for use as a chancery.

On the basis of reciprocity, Article 23 of the Vienna Convention on Diplomatic Relations, and Foreign Missions Act Designation and Determination FMA-2014-1, dated January 8, 2014, OFM authorizes an exemption for the Government of the State of Qatar from all national, regional, or municipal taxes, other than those representing charges for specific services rendered, in connection with the purchase of the above property. OFM does not authorize an exemption for any party who is otherwise liable under local law.

If you have questions regarding this transaction, please contact my office at (202) 895-3500 ext. 5 or OFMProperty@state.gov.

Sincerely,



Cliff Seagroves
Principal Deputy Director

cc: Government of the State of Qatar



United States Department of State

Washington, D.C. 20520

July 14, 2020

REF 20-996

Mr. Christopher Bailey
Deputy Building Official of Permit Operations
DCRA Permits and Licensing Division
1100 4th Street, SW, 4th Floor
Washington, DC 20024

Dear Mr. Bailey:

Enclosed is a completed application for a Certificate of Occupancy submitted by the Embassy of the State of Qatar in connection with the use of the property located at 1530 P Street, NW, Washington, DC 20005, for use as its chancery.

On the basis of reciprocity, the Department of State requests that the certificate of occupancy be issued for the Embassy of the State of Qatar. Further, the Department requests that all permit fees be waived for any applicable permits other than fees required for the performance of a specific service.

The Department would appreciate your review of the plans and the issuance of the permit(s) at your earliest convenience.

If you have any questions regarding this matter, please contact the Department's Office of Foreign Missions at (202) 895-3500, extension 5 or OFMProperty@state.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cliff Seagroves".

Cliff Seagroves
Principal Deputy Director

Enclosure:

As stated.

20-994

The Department of State acknowledges receipt of the diplomatic note dated June 30, 2020, from the Embassy of the State of Qatar, requesting to purchase 1530 P Street, NW, Washington, DC 20005, for use as the chancery. The Department understands that upon purchase of 1530 P Street, NW, the current chancery premises, located at 2555 M Street, NW, Washington, DC 20037, will be utilized as a chancery annex.

The Department approves this request with the understanding that the Embassy will substantially comply with zoning laws and regulations applicable to chancery facilities in the District of Columbia.

The Embassy is reminded that an Occupancy Permit from the Government of the District of Columbia is required prior to using 1530 P Street, NW as a chancery. More information on Occupancy Permits can be found at <https://dcra.dc.gov/node/1410111>. Enclosed is a letter to the Government of the District of Columbia requesting that this permit be issued and that all permit fees be waived, other than fees required for the performance of a specific service.

On the basis of reciprocity, Article 23 of the Vienna Convention on Diplomatic Relations, and Foreign Missions Act Designation and Determination

DIPLOMATIC NOTE

FMA-2014-1, dated January 8, 2014, the Government of the State of Qatar is exempt from all national, regional, or municipal taxes, other than those that represent payment for specific services rendered, in connection with this purchase. Enclosed is a copy of a letter to the District Recorder of Deeds to this effect. The Embassy is advised to present a copy of this note and the letter at the property settlement to facilitate exemption.

On the same basis, this property will be exempt from annual real estate taxes from the date of settlement. Therefore, once the property is purchased, the Embassy must send a request asking for property tax exemption to the Department's Office of Foreign Missions (OFM) and include a copy of the deed and settlement statement so OFM may authorize the local jurisdiction to exempt the property from annual real estate taxes.

The Embassy is requested to notify the Department when the Embassy moves into 1530 P Street, NW, including the date of move in, the new contact information (including telephone and fax numbers, email, etc.), and a list of personnel assigned to the office to OFMProperty@state.gov. Further, the Embassy is also requested to provide a separate list of the personnel remaining at the chancery annex at 2555 M Street, NW.

The Embassy is reminded to request permission through OFM as early as possible if there are plans to renovate, alter, or expand the property.

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The Embassy may contact OFM at OFMProperty@state.gov with any questions.

Enclosures:

As stated.

Department of State,

Washington, July 14, 2020.

A handwritten signature in blue ink, consisting of a stylized 'C' followed by a horizontal line and a loop.